

**CENSUS OF NEWFOUNDLAND, 1945**

---

**OCCUPIED DWELLINGS  
BY  
TENURE, TYPE OF DWELLING,  
VALUE, MONTHLY RENT,  
AND NUMBER OF ROOMS**



Report No.  
HN-2



## PREFACE

This bulletin deals with the subject of dwellings and is the second in a series relating to dwellings, households, and families in Newfoundland and Labrador. The figures shown are final figures derived from the census of population taken in Newfoundland in October, 1945, and tabulated by the Dominion Bureau of Statistics at the request of the Newfoundland Government.

A dwelling is defined as a structurally separate set of self-contained living premises such as a single house, one section of a semi-detached house or row, or each apartment or flat in a building containing apartments or flats. All the persons living in a dwelling, irrespective of whether or not they are related to each other by ties of kinship, constitute a household. It follows that the number of households should be the same as the number of dwellings, and a comparison of the figures for dwellings in the tables of this bulletin with the corresponding figures for households in the tables of bulletin HN-1, dated May 5, 1949, shows that this is so.

Tables 1 to 4 of this bulletin give total figures for Newfoundland as a whole and for each district, showing: (i) total and single type dwellings by tenure, (ii) total occupied dwellings by number of rooms, (iii) owner-occupied dwellings by estimated market value at date of census, and (iv) tenant-occupied dwellings by monthly rental for September, 1945. Tables 5 and 6 show, for the City of St. John's only, a cross-classification of occupied dwellings (i) by tenure, value and rent groups, according to type of dwelling, and (ii) by number of rooms according to type of dwelling.

In the tables of this bulletin, hotel and institutional dwellings, etc., are not included. These dwellings numbered 125 for Newfoundland as a whole and were occupied by 4,575 persons.

*Herbert Marshall*

Dominion Statistician.

NEWFOUNDLAND  
CENSUS DISTRICTS  
1945

- 1 - White Bay
- 2 - Green Bay
- 3 - Grand Falls
- 4 - Twillingate
- 5 - Fogo
- 6 - Bonavista North
- 7 - Bonavista South
- 8 - Trinity North
- 9 - Trinity South
- 10 - Carbonear - Bay de Verde
- 11 - Harbour Grace
- 12 - Port de Grave
- 13 - Harbour Main - Bell Island
- 14 - St. John's West
- 15 - St. John's East
- 16 - Ferryland
- 17 - Placentia - St. Mary's
- 18 - Placentia West
- 19 - Burin
- 20 - Fortune Bay - Hermitage
- 21 - Burgeo - La Poile
- 22 - St. George's - Port au Port
- 23 - Humber
- 24 - St. Barbe
- 25 - Labrador

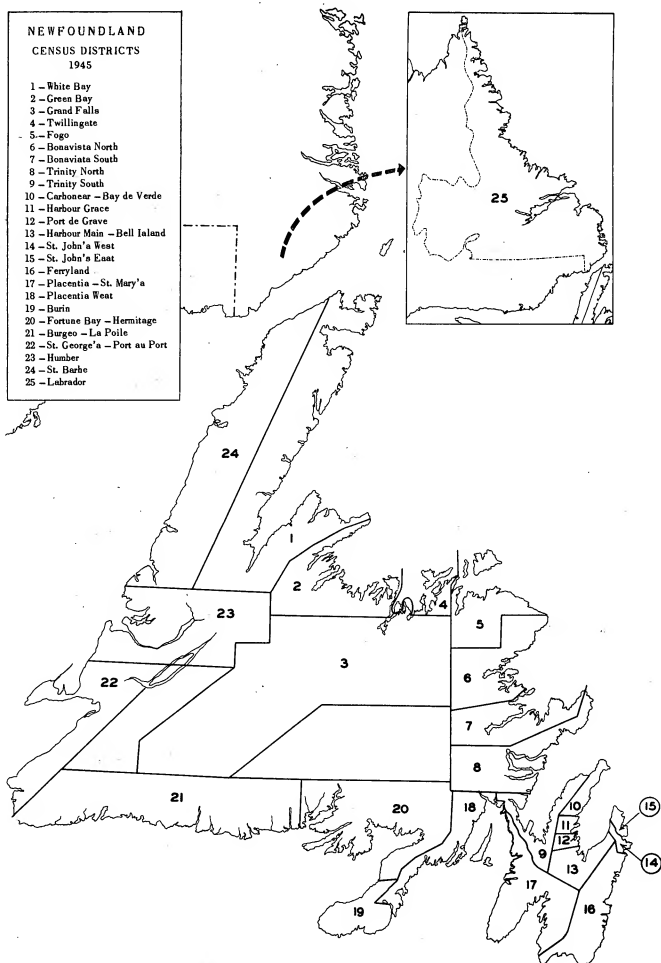


Table 1.- Total and single type occupied dwellings by tenure, for districts, 1945

District	Total (1)			Owner-occupied			Tenant-occupied		
	Total (2)	Single	Other	Total (2)	Single	Other	Total (2)	Single	Other
NEWFOUNDLAND . . . . .	62,293	52,850	8,056	53,200	46,133	7,067	8,698	4,640	3,629
White Bay . . . . .	2,005	1,868	116	1,834	1,755	77	155	112	39
Green Bay . . . . .	1,732	1,680	24	1,649	1,621	18	81	58	6
Grand Falls . . . . .	3,466	3,033	337	2,271	2,164	107	1,180	844	293
Twillingate . . . . .	1,919	1,807	105	1,846	1,755	91	69	52	13
Fogo . . . . .	2,157	1,858	243	2,085	1,617	468	55	39	10
Bonavista North . . . . .	2,446	2,318	111	2,329	2,241	88	104	75	25
Bonavista South . . . . .	2,660	2,456	137	2,550	2,367	183	107	68	25
Trinity North . . . . .	2,681	2,501	112	2,513	2,416	97	142	83	59
Trinity South . . . . .	2,255	2,188	51	2,144	2,101	43	101	86	12
Carbonear - Bay de Verde . . .	2,618	2,463	104	2,512	2,404	108	95	79	14
Harbour Grace . . . . .	1,527	1,419	69	1,410	1,353	57	110	65	25
Port de Grave . . . . .	1,887	1,770	39	1,809	1,726	83	73	43	1
Harbour Main - Bell Island . .	3,361	3,038	156	2,679	2,525	154	667	508	114
St. John's West . . . . .	6,437	2,948	3,275	4,219	2,463	1,655	2,161	480	1,597
St. John's East . . . . .	5,214	2,984	2,102	3,626	2,410	1,216	1,549	554	935
Ferryland . . . . .	1,416	1,320	60	1,341	1,272	69	72	45	14
Placentia and St. Mary's . . .	1,616	1,672	111	1,641	1,566	75	170	108	55
Placentia West . . . . .	2,049	1,893	110	1,974	1,841	133	44	32	12
Burin . . . . .	2,244	2,032	182	2,125	1,954	171	16	77	33
Fortune Bay - Hermitage . . . .	2,297	2,209	50	2,232	2,164	68	46	40	54
Burgeo and La Poile . . . . .	1,643	1,763	43	1,711	1,670	41	125	93	7
St. George's - Port au Port . .	2,261	2,058	186	1,989	1,890	99	262	165	89
Humber . . . . .	3,651	3,335	287	2,642	2,562	80	1,001	773	215
St. Barbe . . . . .	1,275	1,236	20	1,199	1,192	7	64	42	13
Labrador . . . . .	1,076	961	24	870	864	6	139	110	21

(1) Includes occupied dwellings with tenure not stated.

(2) Includes occupied dwellings with type not stated.

Table 2.- Occupied dwellings by number of rooms per dwelling, for districts, 1945

District	Total (1)	1	2	3	4	5	6	7	8	9	10+	Average Number of rooms per dwelling
NEWFOUNDLAND . . .	62,253	357	2,748	5,475	9,965	13,036	13,472	7,741	4,882	1,539	1,363	5.5
White Bay . . . . .	2,005	8	98	260	396	402	405	192	130	42	51	5.2
Green Bay . . . . .	1,732	6	84	187	358	415	352	199	97	14	8	5.1
Grand Falls . . . . .	3,466	18	201	304	505	788	593	390	192	79	57	5.3
Twillingate . . . . .	1,919	3	85	177	317	447	474	228	129	27	28	5.3
Fogo . . . . .	2,157	4	95	233	451	443	552	199	97	38	12	5.1
Bonavista North . . . .	2,446	2	88	241	428	606	670	230	102	36	23	5.2
Bonavista South . . . .	2,660	8	138	233	504	664	686	230	105	30	11	5.1
Trinity North . . . . .	2,681	1	49	133	299	680	600	458	133	43	30	5.7
Trinity South . . . . .	2,255	1	39	115	462	570	565	304	131	35	18	5.5
Carbonsar - Bay de Verde	2,518	5	52	111	332	401	632	477	266	49	56	5.9
Harbour Grace . . . . .	1,527	4	46	84	336	301	349	152	166	20	27	5.5
Port de Grave . . . . .	1,887	-	50	85	286	367	488	253	218	32	54	5.8
Harbour Main-Bell Island	3,361	7	125	237	548	605	618	384	378	122	61	5.7
St. John's West . . . . .	6,437	38	461	748	1,015	1,212	1,143	656	468	180	175	5.3
St. John's East . . . . .	5,214	24	235	487	686	958	931	729	551	247	260	5.9
Ferryland . . . . .	1,416	4	39	91	160	206	347	167	271	45	34	6.1
Placentia and St. Mary's	1,816	5	58	111	226	290	331	294	322	91	70	6.1
Placentia West . . . . .	2,049	3	51	162	284	400	523	296	195	65	41	5.7
Burin . . . . .	2,244	3	66	192	359	553	577	254	127	40	38	5.4
Fortune Bay - Hermitage	2,297	3	75	179	314	673	694	211	65	24	15	5.3
Burgeo and La Poile . .	1,843	2	51	146	281	566	465	153	76	20	17	5.3
St. George's-Port au-Port	2,261	30	129	314	370	392	337	277	205	97	77	5.4
Humber . . . . .	3,651	13	175	364	674	725	597	581	319	105	92	5.5
St. Barbe . . . . .	1,275	2	43	116	207	260	230	181	106	50	58	5.7
Labrador . . . . .	1,076	163	195	165	187	112	93	44	33	8	10	3.6

(1) Includes occupied dwellings with number of rooms not stated.

Table 3.- Owner-occupied dwellings by value, for districts, 1945

District	Total (1)	Under \$500	\$ 500 -999	\$ 1,000 -1,999	\$ 2,000- 2,999	\$ 3,000- 3,999	\$ 4,000- 4,999	\$ 5,000- 5,999	\$ 6,000- 7,999	\$ 8,000- 9,999	\$ 10,000+	Average value
NEWFOUNDLAND . . .	53,200	9,680	14,569	14,733	5,866	3,067	1,365	1,208	681	309	527	1,500
White Bay . . . . .	1,834	825	528	335	77	25	7	13	2	1	-	700
Green Bay . . . . .	1,649	466	678	364	81	21	4	7	-	-	-	770
Grand Falls . . . . .	2,271	327	455	630	359	196	60	83	60	23	28	1,670
Twillingate . . . . .	1,846	612	715	421	70	9	3	6	5	-	-	710
Pogo . . . . .	2,085	1,037	710	277	34	6	7	1	-	-	-	550
Bonavista North . . . . .	2,329	572	908	612	144	43	16	14	7	-	1	690
Bonavista South . . . . .	2,550	521	750	796	317	99	28	14	6	1	-	1,090
Trinity North . . . . .	2,513	351	634	692	264	69	34	28	10	2	4	1,120
Trinity South . . . . .	2,144	342	668	671	175	48	16	7	2	2	5	1,000
Carboneer - Bay de Verde	2,512	302	796	556	282	69	32	30	13	2	14	1,250
Harbour Grace . . . . .	1,410	132	327	564	207	73	25	21	7	4	3	1,400
Port de Grave . . . . .	1,809	226	532	664	196	59	29	20	6	6	5	1,230
Herbours Mein-Bell Island	2,679	138	463	977	532	252	90	89	34	17	24	1,690
St. John's West . . . . .	4,219	153	422	771	644	757	400	333	332	102	121	3,240
St. John's East . . . . .	3,627	94	293	685	620	593	334	301	270	103	266	3,610
Ferryland . . . . .	1,341	180	439	471	120	29	10	12	1	1	-	1,030
Placentia and St. Mary's.	1,641	169	390	658	239	100	28	26	8	-	8	1,400
Placentia West . . . . .	1,974	567	652	521	146	41	7	15	1	1	-	660
Burin . . . . .	2,125	389	717	691	209	52	15	18	14	8	4	1,120
Fortune Bay - Hermitage	2,232	501	845	677	116	25	8	4	1	2	-	850
Burgeo and La Poile . . .	1,711	514	660	369	94	25	15	10	8	4	3	860
St. George's - Port au Port	1,989	249	411	540	363	216	77	59	28	12	11	1,770
Humber . . . . .	2,642	253	530	797	504	236	111	92	66	18	27	1,930
St. Barbe . . . . .	1,199	401	419	292	56	12	6	2	-	-	3	760
Labrador . . . . .	870	539	215	60	15	8	3	3	-	-	-	460

(1) Includes owner-occupied dwellings with value not stated.

Table 4.- Tenant-occupied dwellings by monthly rent for districts, 1945

District	Total (1)	Rent free	\$ 1-9	\$ 10-14	\$ 15-19	\$ 20-24	\$ 25-29	\$ 30-39	\$ 40+	Average monthly rent (2)
NEWFOUNDLAND . . . . .	8,698	1,797	1,731	1,447	1,122	520	513	537	504	18
White Bay . . . . .	155	64	76	10	1	-	1	-	-	5
Green Bay . . . . .	81	49	21	6	1	1	-	-	-	7
Grand Falls . . . . .	1,180	171	214	306	264	129	26	47	23	15
Twillingate . . . . .	69	47	16	2	1	2	-	-	-	8
Pogo . . . . .	55	41	9	4	-	-	-	-	1	11
Bonavista North . . . . .	104	39	20	7	5	7	9	1	14	20
Bonavista South . . . . .	107	75	14	9	1	2	-	-	-	9
Trinity North . . . . .	142	39	43	29	15	15	1	-	-	11
Trinity South . . . . .	101	64	18	10	7	-	-	1	1	11
Carbonear - Bay de Verds. . . . .	95	41	32	13	3	4	2	-	-	9
Harbour Grace . . . . .	110	40	44	10	6	2	1	1	1	9
Port de Grave . . . . .	73	31	9	21	5	1	1	1	1	13
Harbour Main - Bell Island. . . . .	667	119	403	75	29	23	4	5	1	8
St. John's West . . . . .	2,161	184	340	392	318	308	198	207	191	20
St. John's East . . . . .	1,549	131	121	260	248	201	132	186	233	25
Ferryland . . . . .	72	40	11	5	3	-	1	1	3	14
Placentia and St. Mary's. . . . .	170	55	9	10	32	31	14	6	2	18
Placentia West. . . . .	44	35	4	3	1	-	1	-	-	10
Burin . . . . .	116	54	10	16	16	5	1	6	1	15
Fortune Bay - Hermitage . . . . .	56	43	5	1	3	-	-	-	1	12
Burgeo and La Poile . . . . .	125	71	22	24	6	-	1	1	-	10
St. George's - Port au Port . . . . .	262	102	82	14	26	29	6	3	-	11
Humber . . . . .	1,001	130	159	203	130	157	114	70	31	18
St. Barbe . . . . .	64	31	25	6	1	1	-	-	-	8
Lebrador. . . . .	139	101	24	11	-	2	-	1	-	8

(1) Includes tenant-occupied dwellings with monthly rent not stated.

(2) Tenant-occupied dwellings with rent not stated and rent free dwellings excluded from this calculation.



Table 5.- Occupied dwellings by type classified according to tenure, value and monthly rent for St. John's, 1945

Tenure, value, monthly rent	Total <sup>(1)</sup>	Single	Semi-detached	Apartment	Flat	Row or terrace
St. John's						
Total <sup>(2)</sup> . . . . .	8,095	3,224	1,353	208	741	2,320
Owner-occupied <sup>(3)</sup> . . . . .	4,893	2,514	839	21	99	1,310
Under \$1,000 . . . . .	143	88	18	1	10	19
\$ 1,000 - \$1,999 . . . . .	477	265	56	4	30	116
\$ 2,000 - \$2,999 . . . . .	855	377	140	5	21	292
\$ 3,000 - \$3,999 . . . . .	1,110	548	214	2	11	317
\$ 4,000 - \$4,999 . . . . .	622	300	124	-	4	180
\$ 5,000 - \$5,999 . . . . .	527	246	99	1	6	157
\$ 6,000 - \$7,999 . . . . .	456	275	91	4	6	103
\$ 8,000 - \$9,999 . . . . .	160	95	31	2	2	25
\$10,000 and over . . . . .	323	246	43	1	2	24
Average value. . . . . \$	4,290	4,710	4,260	4,300	2,680	3,630
Tenant-occupied <sup>(4)</sup> . . . . .	3,116	699	509	182	637	998
Rent free . . . . .	189	61	43	7	23	35
\$ 1 - \$ 3 . . . . .	401	54	97	33	129	83
\$10 - \$14 . . . . .	563	107	64	35	148	174
\$15 - \$19 . . . . .	468	81	70	17	93	197
\$20 - \$24 . . . . .	419	89	49	25	82	162
\$25 - \$29 . . . . .	290	76	43	12	47	100
\$30 - \$39 . . . . .	356	98	45	9	66	133
\$40 - \$49 . . . . .	146	41	30	6	12	56
\$50 and over . . . . .	241	84	39	28	30	54
Average monthly rent . . . . . \$	23	27	22	26	19	22

(1) Includes occupied dwellings with type not stated.

(2) Includes occupied dwellings with tenure not stated.

(3) Includes owner-occupied dwellings with value not stated.

(4) Includes tenant-occupied dwellings with monthly rent not stated.

Table 6.- Occupied dwellings by type classified according to number of rooms per dwelling for St. John's, 1945

Rooms per dwelling	Total <sup>(1)</sup>	Single	Semi-detached	Apartment	Flat	Row or terrace
St. John's						
Total <sup>(2)</sup> . . . . .	8,095	3,224	1,353	208	741	2,320
1 room . . . . .	45	7	6	5	13	9
2 rooms . . . . .	432	82	74	36	146	86
3 " . . . . .	896	168	168	71	254	217
4 " . . . . .	994	335	171	27	144	290
5 " . . . . .	1,431	599	228	34	98	445
6 " . . . . .	1,479	662	247	18	42	481
7 " . . . . .	1,180	578	189	6	27	358
8 " . . . . .	744	378	122	6	5	222
9 " . . . . .	349	168	58	-	3	118
10 rooms and over . . . . .	363	222	75	4	3	65
Average number of rooms per dwelling	5.7	6.3	5.7	3.9	3.6	5.7

(1) Includes occupied dwellings with type not stated.

(2) Includes occupied dwellings with number of rooms not stated.

STATISTICS CANADA LIBRARY  
BIBLIOTHEQUE STATISTIQUE CANADA



1010358225